

November 9, 2021

A Regular Meeting of the Piscataway Township Council was held on November 9, 2021 at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey. The meeting was called to order by Council President, Kapil Shah, at 7:30 pm.

Council President Shah made the following Statement, in compliance with the Open Public Meetings Act: Adequate notice of this meeting has been provided as required under Chapter 231, P.L. 1975, specifying the time, date, location or dial in information, and, to the extent known, the agenda by posting a copy of the notice on the Municipal Building, Municipal Court and the two Municipal Library Bulletin Boards, Municipal Website, providing a copy to the official newspapers of the Township and by filing a copy in the office of the Township Clerk in accordance with a certification by the Clerk which will be entered in the minutes.

The Township continues to use the telephone meeting format in an effort to mitigate the chance of exposure to COVID-19, as a part of the Township's ongoing effort to slow the rate of transmission and avoid overwhelming our treatment centers.

In order to make sure a clear record of the meeting can be made and that all parties are heard in an organized fashion, all members of the public will be muted during the meeting. If a member of the public wishes to speak during any public comment portion, please press \*9 (star nine) in order to raise your hand to speak. We will unmute members of the public individually if they have their hand raised. When it is your turn to speak, you will hear a notification that you have been unmuted. It is at that time that you should begin to ask any questions you may have. You will have three minutes to speak, at the conclusion of which you will be muted again, and the council or administration will respond as necessary. Should you have any further comments or questions, the Township Council is always available by email and phone, and you can always call the Mayor's office during normal operating hours. Each member of the public shall only have one opportunity to speak during each public portion. As the technology does not allow us to know if there are multiple callers on an individual line, we ask that if you wish to speak, that you dial in on a separate line so that we can recognize you as a separate individual.

Individuals may also submit written comments to the Township Clerk up to forty-eight (48) hours prior to the meeting, to be read by the Township Clerk during the Public Comment Portion of the meeting. Said comments shall be limited to three minutes of reading.

Thank you in advance for your patience as we continue to move the Township forward during this Health Emergency.

On roll call, there were present: Messrs. Cahill, Chan, Lombardi, Uhrin, and Shah.

There were no comments from Administration and Council on the Adjournment of any Agenda items.

Mr. Shah opened the meeting to the Public for comments regarding the Consent Agenda Items.

Pratik Patel 29 Redbud Rd and Brian Rak 1247 Brookside Rd asked for clarification on items. There being no further comments, this portion of the meeting was closed to the public.

The Clerk read for FIRST READING the following ORDINANCE: ORDINANCE APPROPRIATING \$925,000, \$583,645.96 OF WHICH IS FROM THE CAPITAL IMPROVEMENT FUND, \$13,690 OF WHICH IS FROM CAPITAL SURPLUS AND \$327,664.04 OF WHICH IS FROM A DEVELOPER'S CONTRIBUTION FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY

RESOLUTION offered by Mrs. Lombardi seconded by Mr. Cahn, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey that AN ORDINANCE ENTITLED: ORDINANCE APPROPRIATING \$925,000, \$583,645.96 OF WHICH IS FROM THE CAPITAL IMPROVEMENT FUND, \$13,690 OF WHICH IS FROM CAPITAL SURPLUS AND \$327,664.04 OF WHICH IS FROM A DEVELOPER'S CONTRIBUTION FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY be and is hereby adopted on the first reading, that it be published in the official newspaper, and that a second reading and public hearing be held at 7:30 p.m., prevailing time at the Piscataway

Municipal Building, 455 Hoes Lane, Piscataway, New Jersey as well as by telephonic conference on the 30<sup>th</sup> day of November, 2021.

BE IT FURTHER RESOLVED that a copy of this Ordinance shall be posted in at least two public places within the Township prior to the day of the second reading and final passage, and a copy of this Ordinance shall be made available at the Office of the Township Clerk for any interested member of the public.

On roll call vote: Messrs. Cahill, Chan, Lombardi, Uhrin, and Shah answered yes.

The Clerk read for FIRST READING the following ORDINANCE: AN ORDINANCE ENTITLED: ORDINANCE APPROPRIATING \$1,500,000, \$300,000 OF WHICH IS FROM THE SEWER-CAPITAL IMPROVEMENT FUND, \$450,000 OF WHICH IS FROM CAPITAL SURPLUS AND \$750,000 OF WHICH IS FROM THE SEWER UTILITY BUDGET – CAPITAL OUTLAY, FOR VARIOUS SEWER UTILITY IMPROVEMENTS IN AND BY THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY

RESOLUTION offered by Mr. Uhrin seconded by Mrs. Cahill BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey that AN ORDINANCE ENTITLED: ORDINANCE APPROPRIATING \$1,500,000, \$300,000 OF WHICH IS FROM THE SEWER-CAPITAL IMPROVEMENT FUND, \$450,000 OF WHICH IS FROM CAPITAL SURPLUS AND \$750,000 OF WHICH IS FROM THE SEWER UTILITY BUDGET – CAPITAL OUTLAY, FOR VARIOUS SEWER UTILITY IMPROVEMENTS IN AND BY THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY be and is hereby adopted on the first reading, that it be published in the official newspaper, and that a second reading and public hearing be held at 7:30 p.m., prevailing time at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey as well as by telephonic conference on the 30<sup>th</sup> day of November, 2021.

BE IT FURTHER RESOLVED that a copy of this Ordinance shall be posted in at least two public places within the Township prior to the day of the second reading and final passage, and a copy of this Ordinance shall be made available at the Office of the Township Clerk for any interested member of the public.

On roll call vote: Messrs. Cahill, Chan, Lombardi, Uhrin, and Shah answered yes.

The Clerk read for FIRST READING the following ORDINANCE: AN ORDINANCE ENTITLED: ORDINANCE FOR THE ACQUISITION OF RIGHTS OF WAY, EASEMENTS AND LAND IN FEE SIMPLE FOR THE IMPROVEMENT OF MORRIS LANE IN PISCATAWAY TOWNSHIP, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

RESOLUTION offered by Mrs. Lombardi seconded by Mr. Cahn, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey that AN ORDINANCE ENTITLED: ORDINANCE FOR THE ACQUISITION OF RIGHTS OF WAY, EASEMENTS AND LAND IN FEE SIMPLE FOR THE IMPROVEMENT OF MORRIS LANE IN PISCATAWAY TOWNSHIP, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY be and is hereby adopted on the first reading, that it be published in the official newspaper, and that a second reading and public hearing be held at 7:30 p.m., prevailing time at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey as well as by telephonic conference on the 30<sup>th</sup> day of November, 2021.

BE IT FURTHER RESOLVED that a copy of this Ordinance shall be posted in at least two public places within the Township prior to the day of the second reading and final passage, and a copy of this Ordinance shall be made available at the Office of the Township Clerk for any interested member of the public.

On roll call vote: Messrs. Cahill, Chan, Lombardi, Uhrin, and Shah answered yes.

#### RESOLUTION #21-391

RESOLUTION offered by Mr. Cahn seconded by Mrs. Lombardi:

**WHEREAS**, the Revised General Ordinances of the Township of Piscataway permit the adoption of Resolutions, Motions or Proclamations by the Township Council of the Township of Piscataway as part of the Consent Agenda, upon certain conditions; and

**WHEREAS**, each of the following Resolutions, Motions or Proclamations to be presented before the Township Council at its November 9, 2021 Regular Meeting appear to have the unanimous approval of all members of the Township Council:

- a. RESOLUTION – Authorizing Award of Bid – Fireworks for July 4<sup>th</sup> 2022 – Fireworks by Grucci Inc. – Not to Exceed \$53,500.00.

- b. RESOLUTION – Authorizing Return of Escrow Fees:
  - Block 5101, Lots 1.02 & 1.04 – 15-PB-06/07/08V/09V – 6 Corporate Place.
  - Block 6703, Lot 2.02 – 17-PB-47 – 800 Centennial Avenue.
  - Block 2101, lot 11.02 – 17-PB-01/13V – 73 Old New Brunswick Road.
  - Block 6703, Lot 2.02 – 17-PB-20/30V – 80 Centennial Avenue.
- c. RESOLUTION – Authorizing the Township to Apply for and Accept \$10,000.00 Grant for Prevention/Diversion Program – YSC/Alliance Collaboration.
- d. RESOLUTION – Authorizing Chapter 159 – NJ State Library, American Rescue Plan Act of 2021 - \$25,000.00.
- e. RESOLUTION – Authorizing Award of Professional Services Contract – LSRP Services – 1701 South Washington Avenue – CME Associates – Not to Exceed \$492,350.00.
- f. RESOLUTION – Authorizing Award of Bid – Demolition of Residential Dwelling at 2 Lakeside Drive South – Frank Galbraith & Son Excavating – Not to Exceed \$21,500.00.
- g. RESOLUTION – Referring Redevelopment Plan to Planning Board – Block 5901, Lot 3.23 – 10 Constitution Avenue.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Piscataway that each of the above-listed Resolutions, Motions or Proclamations be approved and adopted by the Township Council, with the same legal effect as through each was read in its entirety at the November 9, 2021 Regular meeting and adopted by separate vote.

On roll call vote: Messrs. Cahill, Chan, Lombardi, Uhrin, and Shah answered yes.

The following are the Resolutions, typed in full, which were adopted by the foregoing consent agenda resolution:

RESOLUTION 21-392

**WHEREAS**, on, September 9, 2021, the Township of Piscataway (“Township”) received bids for the 2022 Township Fourth of July Fireworks Display (the “Display”); and

**WHEREAS**, the Township Director of Recreation reviewed the bids and recommended awarding a contract for the Display to Fireworks by Grucci Inc., Bellport, NY (“Grucci”) in the amount not to exceed \$53,500.00; and

**WHEREAS**, funds are available pursuant to certification # B-2021-024;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Piscataway that the appropriate municipal officials be and are hereby authorized to award a contract for the 2022 Township Fourth of July Fireworks Display to Fireworks by Grucci Inc., Bellport, NY in the amount not to exceed \$53,500.00, subject to all bid specifications and contract documents.

RESOLUTION 21-393

**WHEREAS**, on March 21, 2017, September 12, 2017, August 27, 2018 and August 15, 2019, Valencia Piscataway, LLC, Livingston, NJ posted escrow checks with the Township of Piscataway in the amounts of \$9,500.00, \$6,000.00, \$3,000.00 and \$2,500.00, respectively, regarding Planning Board Application # 17-PB-01/13V for Block 2101, Lot 11.02 (73 Old New Brunswick Road); and

**WHEREAS**, pursuant to a Request for Release of Funds dated August 5, 2021 and a Memorandum from the Township Supervisor of Planning dated October 21, 2021, the Supervisor of Planning and the Finance Department approved the release of the unexpended escrow fees, in the amount of \$1,474.76, to Valencia Piscataway, LLC, Livingston, NJ; and

**WHEREAS**, on November 21, 2017, June 20, 2019 and August 13, 2019, Penford Group, LLC, Oldwick, NJ posted escrow checks with the Township of Piscataway in the amounts of \$2,500.00, \$2,500.00 and \$3,000.00, respectively, for Block 6703, Lot 2.02 (800 Centennial Avenue), regarding Planning Board Application #17-PB-47; and

**WHEREAS**, pursuant to a Request for Release of Funds dated October 21, 2021 and a Memorandum from the Township Supervisor of Planning dated October 21, 2021, the Supervisor of Planning and the Finance Department approved the release of the unexpended

escrow fees, in the amount of \$9.50, to Penford Group, LLC, Oldwick, NJ; and

**WHEREAS**, on June 28, 2017, August 28, 2017, September 1, 2017, November 15, 2017 and March 29, 2018, Penford Group, LLC, Oldwick, NJ posted escrow checks with the Township of Piscataway in the amounts of \$5,000.00, \$10,000.00, \$3,000.00, \$5,000.00 and \$7,500.00, respectively, for Block 6703, Lot 2.02 (800 Centennial Avenue), regarding Planning Board Application #17-PB-20/30V; and

**WHEREAS**, pursuant to a Request for Release of Funds dated October 21, 2021 and a Memorandum from the Township Supervisor of Planning dated October 21, 2021, the Supervisor of Planning and the Finance Department approved the release of the unexpended escrow fees, in the amount of \$881.19, to Penford Group, LLC, Oldwick, NJ; and

**WHEREAS**, on April 9, 2015 and February 22, 2016, Adler Development Equity Co., Edison, NJ posted escrow checks with the Township of Piscataway in the amounts of \$24,000.00 and \$500.00, respectively, regarding Planning Board Application # 15-PB-06/07/08V/09V for Block 5101, Lots 1.02 and 1.04 (6 Corporate Place); and

**WHEREAS**, pursuant to a Request for Release of Funds dated October 22, 2021 and a Memorandum from the Township Supervisor of Planning dated October 21, 2021, the Supervisor of Planning and the Finance Department approved the release of the unexpended escrow fees, in the amount of \$4,043.54, to Adler Development Equity Co., Edison, NJ; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to Valencia Piscataway LLC, Livingston, NJ, in the amount of \$1,474.76, regarding Planning Board Application # 17-PB-01/13V for Block 2101, Lot 11.02 (73 Old New Brunswick Road); and

**BE IT FURTHER RESOLVED** that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to Penford Group, LLC, Oldwick, NJ, in the amount of \$9.50, regarding Planning Board Application #17-PB-47 for Block 6703, Lot 2.02 (800 Centennial Avenue); and

**BE IT FURTHER RESOLVED** that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to Penford Group, LLC, Oldwick, NJ, in the amount of \$881.19, regarding Planning Board Application # 17-PB-20/30V for Block 6703, Lot 2.02 (800 Centennial Avenue); and

**BE IT FURTHER RESOLVED** that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to Adler Development Equity Co., Edison, NJ, in the amount of \$4,043.54, regarding Planning Board Application # 15-PB-06/07/08V/09V for Block 5101, Lots 1.02 and 1.04 (6 Corporate Place).

#### RESOLUTION 21-394

**WHEREAS**, the Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey; and

**WHEREAS**, The Township Council of the Township of Piscataway, County of Middlesex, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and

**WHEREAS**, The County has received funding under the CY 2021 State/Community Partnership and Family Court appropriations through the New Jersey Juvenile Justice Commission to provide innovative programming and services; and

**WHEREAS**, an amount of \$20,000.00 has been made available to the County for prevention and diversion programming, of which \$10,000.00 will be allocated to the Piscataway Municipal Alliance; and

**WHEREAS**, The Alliance will provide school-based and/or community-based programming as Prevention-Diversion Sessions in the Township of Piscataway; and

**WHEREAS**, The Alliance will establish collaborations to ensure the Alliance's capacity to provide services to youth in the neighboring towns within Middlesex County; and

**WHEREAS**, the Township Council has applied for funding to the Middlesex County Office of Human services; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Piscataway, County of Middlesex that, pursuant to the consideration of the mutual promises contained herein, the County and the Alliance do mutually agree as follows:

(1) Services shall be provided as outlined:

- Said funds shall be utilized solely and exclusively for the implementation of Prevention-Diversion Sessions in Middlesex County, NJ within the guidelines set forth in the approved CY 2021-2023 County Comprehensive Plan and Funding Application.
  - The areas of focus will include, but not be limited to drugs, alcohol, opioids, social media, decision-making, and boundaries inclusive of inappropriate touching. Additionally, the Alliance shall be cognizant of the importance of family engagement and incorporate it into their programming.
  - The referral sources shall not be limited to but must include school personnel and law enforcement. Referral sources must be reflective of the Juvenile Justice Commission Purpose Area Prevention and Diversion definitions.
1. The Township Council does hereby authorize submission of an Agreement between the COUNTY OF MIDDLESEX and Township of Piscataway Municipal Alliance for calendar year 2021 in the amount of \$10,000.00
  2. The Township Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

RESOLUTION 21-395

**WHEREAS**, N.J.S.A 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

**WHEREAS**, the Director may also approve the insertion of an item of appropriation for equal amount, and

**WHEREAS**, the Township of Piscataway has received notice of an award of **\$25,000.00** from the **New Jersey State Library, American Rescue Plan Act** and wishes to amend its **Calendar Year 2021** Budget to include this amount as revenue, and

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Council of the Township of Piscataway in the County of Middlesex, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year **Calendar Year 2021**:

*Amount Received for*  
**NJ State Library, American Rescue Plan Act of 2021**  
**\$25,000.00**

**BE IT FURTHER RESOLVED** that the like sum of **\$25,000.00** is hereby appropriated under the caption of:

**NJ State Library, American Rescue Plan Act of 2021**  
**\$25,000.00**

**BE IT FURTHER RESOLVED**, that the Director of Finance forward a certified copy of this resolution electronically to the Director of Local Government Services.

RESOLUTION 21-396

**WHEREAS**, the Township of Piscataway requires Licensed Site Remediation Professional (“LSRP”) Services for the Former Halper Farm Project on Block 5601, Lot 4.07 (1707 South Washington Avenue) (the "Project"); and

**WHEREAS**, CME Associate, Parlin, NJ, has submitted a proposal dated October 27, 2021, for Environmental Consulting Services related to said Project, a copy of which is attached hereto and made a part hereof ("Proposal"), with a cost not to exceed \$492,350.00; and

**WHEREAS**, CME Associates, Parlin, NJ was previously qualified under the Fair and Open Process to provide professional services for Professional Engineering Services – Special Projects, Environmental, Etc. by the Township of Piscataway for 2021; and

**WHEREAS**, pursuant to a Recommendation to Award Contract dated November 4, 2021, the Township Director of Public Works recommends awarding the contract for the Project to CME Associates; and

**WHEREAS**, there is funding available pursuant to certification # R-2021-0106;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Piscataway that the Township Council does hereby authorize CME Associates, Parlin, NJ, to provide Professional Environmental Consulting Services as LSRP for the Former Halper Farm Project on Block 5601, Lot 4.07 (1707 South Washington Avenue), at the rates set forth in said Proposal, with such services not to exceed \$492,350.00 in cost.

RESOLUTION 21-397

**WHEREAS**, on November 4, 2021, the Township of Piscataway (the “Township”) received bids for the Demolition of a Residential Dwelling at 2 Lakeside Drive South (the “Project”); and

**WHEREAS**, the Township Director of Public Works reviewed the bids and recommended awarding a contract for the Project to Frank Galbraith & Son Excavating & Demolition, Scotch Plains, NJ, who is the lowest qualifying bidder, in the amount not to exceed \$21,500.00; and

**WHEREAS**, funds are available pursuant to certification # B-2021-035;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to award a contract for the Demolition of a Residential Dwelling at 2 Lakeside Drive South to Frank Galbraith & Son Excavating & Demolition, Scotch Plains, NJ, who is the lowest qualifying bidder, in the amount not to exceed \$21,500.00, subject to all bid specifications and contract documents.

RESOLUTION 21-398

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. (the “Redevelopment Law”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute “areas in need of redevelopment”; and

**WHEREAS**, the Township of Piscataway (the “Township”) wishes to adopt the 10 Constitution Avenue Redevelopment Plan (the “Plan”), attached hereto as Exhibit A, regarding the property known and designated on the Tax Map of the Township as Block 5901, Lot 3.23, a parcel of land being commonly known as 10 Constitution Avenue (the “Property”); and

**WHEREAS**, pursuant to N.J.S.A. § 40A:12A-7(e), prior to the adoption of a redevelopment plan, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan; and

**NOW THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Piscataway, that the proposed Plan, attached hereto as Exhibit A, regarding 10 Constitution Avenue, is hereby referred to the Township Planning Board for their review, in accordance with the provisions of N.J.S.A. § 40A:12A-7(e); and the Planning Board is authorized and directed to prepare a report of its recommendations to the proposed Redevelopment Plan in accordance with the requirements set forth in the Redevelopment Law.

ANNOUNCEMENTS & COMMENTS FROM OFFICIALS:

Council members and Mayor spoke on Veteran’s Day

The Council considered the matters on the Agenda for November 23, 2021:

- ORDINANCE – SECOND READING – Acquisition of Certain Property Identified as Block 3802, Lot 116.01 for Public Purpose – 116 Possumtown Road – OPEN TO PUBLIC - RESOLUTION Adopting Ordinance.
- ORDINANCE – SECOND READING – Bond Ordinance – Various Capital Improvements - \$10,285,000/\$9,770,750 – OPEN TO PUBLIC - RESOLUTION Adopting Ordinance.
- ORDINANCE – FIRST READING – Amending Various Chapters – RESOLUTION Adopting Ordinance.
- RESOLUTION – Authorizing Acceptance of Project and Release of Retainage – Cedarwood Drive Improvements Phase I – JADS Construction Co.
- RESOLUTION – Authorizing Award of Professional Engineering Services Contract for Fire Alarm System Upgrades at Sterling Village – T & M Associates – Not to Exceed \$15,900.00.
- MOTION – Accept the Report of the Clerk’s Account – October 2021.
- MOTION – Accept Report of the Division of Revenue – October 2021.
- MOTION – Receive and Enter into Minutes Disbursements for the Month of October 2021.

OPEN TO PUBLIC:

Pratik Patel, 29 Redbud Rd spoke on taxes,

There being no further comments, this portion of the meeting was closed to the public.

There being no further business to come before the council, the meeting was adjourned at 8:01pm carried unanimously.

Respectfully submitted,

Monica Orlando, Deputy Township Clerk

Accepted:

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Kapil Shah  
Council President